

CONTROL NO. _____ FOR SPECIAL TOWN MEETING

To see if the Town will vote to amend Section 9.1.1 Location, within Section 9.1 FLOOD PLAIN DISTRICT, by amending the references to the FIRM flood plain map panels numbers and date and the FIS report date with the updated map panel numbers and date and report date and amend Section 9.1.4, Development Regulations, subsection 1, to delete an outdated reference to the Flood Resistant Construction Regulations now relocated in the 8th edition of the Massachusetts Building Code. **Changes are in bold and strike though represents deletion.**

Section 9.1.1 (Location). The Flood Plain District includes all special flood hazard areas within the Town of Maynard designated as Zone A and AE on the Middlesex County Flood Insurance Rate Maps (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Middlesex County FIRM that are wholly or partially within the Town of Maynard are panel numbers 25017C0353~~EF~~, 25017C0354~~EF~~, 25017C0358~~EF~~, 25017C0361~~EF~~, 25017C0362~~EF~~, 25017C0366~~EF~~, 25017C0363~~EF~~, and 25017C0364~~EF~~ dated ~~June 4, 2010~~ **July 7, 2014**. The exact boundaries of the district may be defined by the 100-year base flood elevations as shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated ~~June 4, 2010~~ **July 7, 2014**. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, and Building Commissioner.

9.1.4 Development Regulations. All development in the district, including structural and nonstructural activities, whether permitted by right or by Special Permit must be in compliance with Chapter 131, Section 40 of the Massachusetts General Laws and with the following. Any variances from the provisions and requirements of these referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

1. Section of the Massachusetts State Building Code which addresses floodplain and coastal high hazard areas (currently 780 CMR). ~~120.G, Flood Resistant Construction and Construction of Coastal Dunes)~~

To do or act thereon.

SPONSORED BY: Planning Board
 APPROPRIATION:
 FINCOM RECOMMENDATION:

Comments: Planning Board Explanation: The Federal Emergency Management Agency (FEMA) has updated the Flood Insurance Rate Map (FIRM, also commonly referred to as the flood plain maps) for Massachusetts counties, including Middlesex County, in which Maynard lies. The new FIRMs are scheduled to go into effect on July 7, 2014. This article adopts updated the FIRM panels for Maynard's Flood Plain District Zoning Bylaw together with the new Flood

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Insurance Study (FIS) for Middlesex County so far as applicable to Maynard. Failure to adopt the new FIRM and FIS into the Maynard Zoning Bylaw will result in the loss of flood insurance for Maynard property owners.

The last part of the article updates a Massachusetts Building Code reference to reflect changes in the most recent (8th) edition of the building code.